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Title of Document: Conservation Plan for the Willoughby Conservation Project

Prepared By: Norfolk Redevelopment and Housing Authority

Prepared For: NRHA and City of Norfolk

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Civic League(s)/Organization(s) Affected: Willoughby

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Planning and Community Development.

WILLOUGHBY CONSERVATION PLAN

DRAFT

August 20, 1997

NRHA

Norfolk Redevelopment and Housing Authority

201 Granby Street

Norfolk, VA 23510

757-623-1111

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**CONSERVATION PLAN
WILLOUGHBY NEIGHBORHOOD
NORFOLK, VIRGINIA**

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CONSERVATION PLAN
WILLOUGHBY NEIGHBORHOOD
NORFOLK, VIRGINIA

I. The Conservation Project Area

A. Boundaries

The Willoughby Neighborhood, also known as "Willoughby Spit", is a peninsula of land surrounded by the Chesapeake Bay on the North, the body of water known as "Little Bay" and associated wetlands on the South, and the convergence of the Bays and the Elizabeth River on the West. The Eastern boundary is Third View Street to the Chesapeake Bay on the North side of West Ocean View Avenue, and Fourth View Street to a point intersecting with the wetland on the Southern side of Seton Street on the South side of West Ocean View Avenue. A boundary map is included in the appendix.

B. Historical Conditions

The peninsula of land known as Willoughby Spit was formed, according to local historians, by a severe hurricane in 1749. From then until the late eighteenth century, Willoughby continued to change in shape and size. In 1898 and again in 1902, the Willoughby Beach Company recorded the first plats of Willoughby, and it was according to these plats that the area was developed.

Two factors in this century have influenced the development of Willoughby. First is the emergence of the military presence in Norfolk which created a demand for rental housing; this was especially true during World War II when property owners converted individual single family homes into apartment dwellings for military personnel. In later years, investors eager to capitalize on the growing demand for rental housing caused by Willoughby's proximity to naval bases, built a large concentration of multi-family apartment rental units.

The second major influence was the construction of the Hampton Roads Bridge-Tunnel. Because of Willoughby's unique character as a waterfront community, it was believed that the area would develop along the lines of resort residential uses. However, the construction of the Hampton Roads Bridge Tunnel and then of Interstate 64 caused Willoughby to become not only a place of convenient residence, but also a thoroughfare for commuters.

Following the construction of the Bridge-Tunnel, development in Willoughby also continued to serve the military. Data from the 1990 Census indicates that among the 722 males over sixteen (16) years of age residing in Willoughby, 225 or about 30% were currently serving in the armed forces. Moreover, 244 veterans resided in Willoughby, and only 31 were over the age of 65, indicating a tendency to remain in Willoughby upon separation from the military.

In summary, these two factors -- the large military presence, and convenience to the commuting labor force -- worked against zoning which was intended to promote resort residential uses. Rather than develop as a strong resort area, high-density, multi-family rental apartments became prevalent. This trend continued until 1987 when the City "down-zoned" much of Ocean View and Willoughby. By 1990, military down-sizing together with a growing transportation system which made other locations as convenient as Willoughby had caused an apartment glut in the area. A surplus of rental units caused rents to decline and attracted relatively lower income households to the area.

C. Occupancy

Data available from the 1990 census indicates a total of 2,342 housing units in Willoughby. Occupancy data is consistent with the historical trends described above. The total number of housing units occupied by renters increased from 1,061 to 1,272 units between 1970 and 1980, and from 1,272 units to 1,546 units between 1980 and 1990. Data on unit counts for the last ten years reflects a decline in the number of single family detached dwellings, from 512 to 370, and an increase in the number of multi-family units, from 1,430 to 2,044.

Census data also indicated that the 1,546 tenant households in Willoughby comprise about three-fourths of all Willoughby

households. About two-thirds of these tenant households, or 1,016 of 1,546, paid monthly rents from \$300 to \$499. In other resort residential communities, rents average twice as much. Moreover, data indicates that many of the households paying these relatively low rents do not find them affordable. About one-third of the households, or 519 of 1,546, paid rents that were more than 30% of household income.

Household composition in the Willoughby area tends to facilitate the proliferation of multi-family apartment uses. Data for Willoughby indicates that non-family households, i.e. persons living alone or two or more unrelated individuals, comprise 60% of Willoughby residents, or 1,133 of 2,013 total households. Sixty percent of these non-family households had incomes below \$25,000, and over 80% had incomes below \$35,000. About half of all households in Willoughby had incomes below \$25,000, and three-fourths of all households had incomes below \$35,000. Households in these income categories generally cannot afford to purchase either condominium units or single family homes.

Furthermore, about 10% of all households living in Willoughby had incomes below the poverty level. Sixteen percent of families with children under the age of 18, or 48 families, had incomes below the poverty level. About 24% of families with children under the age of 5, or 59 families, had incomes below the poverty level. One hundred percent of all female headed households, or 46 families,

had incomes below the poverty level. Accounting for families that may have been counted in each of these categories, there are approximately 100 families with children, comprising about five (5) percent of total households, residing in Willoughby with incomes below the poverty level. This contributes to the demand for low rents in the area; in fact, the 1990 Census indicated that 78 units in Willoughby rented for between \$200 and \$299, in addition to the 1,013 units that rented for between \$300 and \$499.

SUMMARY

Occupancy trends in Willoughby demonstrate an increase in multi-family apartment rental units, a decline in single-family home ownership, and insufficient rents or incomes to support the necessary repair and maintenance of property. Moreover, the prevalence of more highly transient households, including military personnel and other non-family households, contributes to an environment not conducive to achieving optimum maintenance and repair of property. Households which are more highly transient lack a strong identity with the neighborhood, and to the extent that these residents are combining their incomes to meet occupancy expenses, are more intensive users of their respective dwellings.

D. Crime

Crime Data for Willoughby reflects distress in the community. Although violent crime is infrequent, there is a growing incidence of residential burglaries and theft, particularly theft from autos. Residential burglaries increased from 45 in 1994 to 64 in 1995, a 50% increase. Larceny increased from 57 incidents in 1993 to 94 in 1995, an increase of 60% in two years. Theft of auto parts rose from 50 incidents in 1994 to 71 in 1995, and there were 48 incidents in the first half of 1996. Auto theft rose from 23 in 1994 to 32 in 1995, and there were 14 auto thefts in the first half of 1996. This data supports recent complaints from citizens that security in the area is declining and long-time residents are fearful of becoming crime victims.

E. Existing Conditions

1. Land Use

Changing patterns in land use indicate a neighborhood in transition.

Of the roughly six million square feet of land area in residential use in Willoughby, single family attached dwellings and multi-family buildings of three or more units each occupy about 2.5

million square feet. Two-dwelling structures occupy nearly the remaining one million square feet.

The trend in residential land use in the last twenty years toward multi-family uses is apparent. Single family detached dwellings occupied 63.6 acres in 1977, but only 55.9 acres in 1996. Duplexes remained constant at about 22 acres per each type of dwelling. Similarly, buildings with three or four units occupied about 22 acres; however, the unit count in these buildings increased from 318 to 495 over the twenty-year period. Moreover, buildings with five or more units increased from 28.6 acres to 37.7 acres, and the unit count for these buildings increased from 896 to 1323, or 56% of the 2342 dwelling units in Willoughby.

The land use data indicates not only that multi-family rental uses have increased in Willoughby, but also that some of the increase has been at the expense of single family dwellings. Some single family dwellings have been removed for multi-family housing, but more evident today is the number of former single family homes which have been converted to multi-family structures. Some of these structures are traditional Ocean View structures that contributed to the waterfront/beach cottage character of the neighborhood. In several instances, more modern although now aging multi-family structures have been attached to traditional waterfront homes.

Observed conditions in Willoughby also reinforce the historical and socioeconomic conditions described above. High density multi-family dwellings are prevalent along West Ocean View Avenue as well as along both waterfronts. Although several successful condominium structures are also found in Willoughby, there are also many apartment buildings in only fair or poor condition. Many are situated perpendicular to West Ocean View occupying most of their respective lots between the street and the Bayfront. The apartment buildings located between West Ocean View and Little Bay Avenues, although many are poorly maintained, exert less of a blighting influence because of their smaller size. However, many of the apartment buildings on either side of West Ocean View Avenue have excessive lot coverage, little or no lawn or landscaping, and parking areas that are generally in poor condition.

2. Building Conditions

In October 1996, NRHA staff conducted an exterior survey to determine the general condition of the properties within the Project Area. The exterior of every structure (residential and commercial) was visually inspected and classified based on staff observations. The following categories were used:

Good - structure is well-maintained, minimal exterior deterioration

Fair - structure in need of repairs beyond normal maintenance

Poor - structure has experienced extensive exterior deterioration and the economic feasibility for rehabilitation is unlikely

A total of 1,023 structures were surveyed in the Willoughby area. A total of twelve (12) percent or 120 structures were identified as being in apparent good condition.

A total of 77 percent or 794 structures were classified as being in fair condition, needing substantial repairs beyond normal maintenance. Deficiencies vary from structure to structure. Typical building problems include: deteriorated roofing materials, flashing which has rusted through, trim and cornice boards which have rotted out, siding which is in need of repair or replacement, gutters and downspouts which have rusted through or come loose from the structure, painted surfaces with loose, cracked, or peeling paint, sagging or rotting porches and steps, leaning structures, and deteriorating building foundations.

Typical lot characteristics also exerted a blighting influence. Some of the conditions frequently observed were excessive lot coverage, no landscaping or poor maintenance of landscaping,

signage in disrepair, poor grading, and concrete parking surfaces in various states of disintegration.

Eleven (11) percent or 109 structures are in poor condition. Twenty-eight (28) of these structures are in such poor condition that rehabilitation appears infeasible and demolition is appropriate.

More comprehensive interior inspections by NRHA staff may result in downgrading housing condition categories. Properties initially identified as being in good condition may have significant interior deficiencies while other properties identified as being in fair condition may be poor prospects for rehabilitation after interior inspections are conducted.

3. Public Infrastructure

A survey of the public infrastructure in Willoughby revealed a need for improvement with regard to street conditions, stormwater drainage conditions, and overhead utilities.

Many streets are in poor condition and need repair or repaving. Many of the driving surfaces are rough and irregular. Potholes were observed in some areas.

After rain, there is also evidence of poor stormwater drainage. Sand and other residue are apparent on the sidewalks and streets after a normal rain.

Many of the utility poles along West Ocean View lean severely, and several junctions of electrical wires, as well as aerial feeds to certain properties, present an unattractive "spaghetti" effect. Many structures have obtrusive and random delivery of overhead utilities.

There is also an overall poor delineation between public and private property caused by indefinite street edges and encroachments of private uses into public properties, including unimproved parking areas that have been established in the public right of way. There is also poor definition of private property along the front property lines so that the transition between lawn and street is uncertain and, in most cases, characterized by hardpan dirt and loose gravel. These conditions create a blighting influence in areas where the streets lack curb and gutter.

SUMMARY

In summary, historical and socioeconomic events have caused a decline in conditions in the Willoughby neighborhood. There are a high proportion of high-density, multi-family rental apartments and a significant proportion of structures in need of substantial

repair. A large portion of the resident population have lower than average incomes. Many of the individual single family homes are also in poor repair. Prevailing market rents in Willoughby remain below that which is necessary for adequate maintenance. Current vacancy rates do not indicate a strong market demand for housing. The public infrastructure is aging and outdated. The Willoughby neighborhood is experiencing decline in some key areas and concentrated action is necessary to address problems which exist.

II. Project Proposals

A. Relationship to Definite Local Objectives

This Conservation Plan provides for land uses consistent with Norfolk's General Plan adopted in 1992. Plans for neighborhood revitalization, including the rehabilitation of residential properties, are in keeping with the recommendations outlined in the General Development Plan for the Willoughby area.

Improvements to the existing circulation system within the project area will be undertaken in close cooperation with local transportation officials and will be consistent with City transportation objectives expressed in adopted transportation plans. Improvements to the public infrastructure will be accomplished within existing public rights-of-way or within land to be acquired to achieve project objectives.

In 1987 the Urban Land Institute (ULI) made a study of Ocean View and Willoughby and reported its findings and conclusions. Many of the recommendations contained in that report have been endorsed by the City and NRHA. Some key recommendations from the 1987 ULI study are the conversion of multi-family structures to lower densities, the improvement of aesthetic conditions for multi-family structures, and the restoration of significant structures to their original architecture. This plan is consistent with the recommendations contained in the ULI study.

B. Program Objectives

The objectives of this Conservation Plan are:

1. the revitalization of a residential community experiencing decline;
2. the creation of an environment which encourages and promotes homeownership; which is supportive of achieving the highest and best use of scarce real estate resources; and which incorporates aesthetic considerations in the landscaping and construction of residential and commercial structures;
3. the rehabilitation of deteriorating residential properties in order to bring these properties up to conservation program rehabilitation standards;

4. the acquisition and clearance of blighted property which is not feasible for rehabilitation, which is needed for public use or where the use or condition of which is inconsistent with the purposes of this Conservation Plan or the provisions of the City of Norfolk Zoning Ordinance;
5. the development of new, attractive, owner-occupied housing;
6. the revitalization of a commercial sector oriented to the needs of the neighborhood and which is complementary to the revitalization of the residential area;
7. the upgrading of public facilities and amenities to enhance the livability of the area, and to create a more attractive environment; and
8. the reduction in the density of existing multi-family dwellings to levels permitted by current zoning regulations.

C. LAND USE PLAN

This conservation plan does not recommend a change to the existing land use mix of residential, commercial, institutional, and public uses in the neighborhood. A map depicting these land uses is contained in the Appendix as Exhibit C. They may be characterized as follows:

Public: street rights of way, parks, playgrounds, pedestrian ways, and other similar uses which conform to and enhance the general residential nature of the project area.

Residential: single family homes, townhouses, garden apartments, and condominiums including new construction and existing properties which are in compliance with the Property Rehabilitation Standards made a part of this Plan as Exhibit F, and the Minimum Housing Standards Code of the City of Norfolk.

Commercial: shops, stores, offices, motels, and other businesses commonly associated with neighborhood commercial retail areas.

Institutional: churches, private schools, private clubs and similar non-profit institutional uses compatible with the surrounding neighborhood.

D. Community Priorities

On September 1, 1995, the City Council of the City of Norfolk asked NRHA to study the feasibility of implementing a Conservation program in the Willoughby neighborhood. A copy of the ordinance directing this study is contained in the Appendix as Exhibit A.

In order to assist in the NRHA study, the Willoughby Civic League elected a Conservation Committee composed of neighborhood representatives. NRHA staff and neighborhood representatives met regularly and undertook lengthy analysis. Numerous meetings were held at which the Conservation Committee and NRHA staff exchanged information and discussed the implementation of a Conservation Plan. The existing conditions in Willoughby were discussed, and the Committee determined that a Conservation Plan was needed for Willoughby. Finally, the following priorities for action during the implementation of a Conservation Plan in Willoughby were identified:

1. Rehabilitation of existing structures, to bring them up to rehabilitation standards.
2. Removal of structures which are blighted and infeasible of rehabilitation or because of a combination of factors including deleterious land use, inappropriate density, excessive lot coverage, obsolescence, and faulty design, or documented illegal activity at the address, exerts a blighting influence.
3. Disposition of acquired property which promotes and facilitates single family owner occupied lower density housing.

4. Development of small, infill, single-family, owner-occupied housing projects similar to developments such as Bay Oaks Place in the East Ocean View Conservation Area.
5. Encouragement of enhancements to the architecture, scale, and aesthetic features of existing buildings to achieve better separation or distinction between single family, multi-family, and commercial uses.
6. Construction of public improvements which improve street conditions, stormwater drainage, and aesthetics; installation of more landscaping in the rights of way; and, in areas of low to medium density, paving and street improvements to define the edges of the street without the need of installing curbs and gutters.
7. Upgrades to the traffic and parking system to discourage speeding, regulate access to private property through better driveway aprons and improved parking surfaces, i.e. concrete, asphalt, or gravel, depending on the location and density of the area.
8. Promotion of aesthetic improvements to properties such as architectural enhancement of buildings with emphasis on treatment along the front property lines to further define the street edge, and screening or storage of trash cans and lawn equipment.

9. Development of parks and open spaces which highlight the natural beauty and recreational value of the area.

10. Rehabilitation of commercial properties to improve the commercial environment as well as to maintain and attract needed services.

E. Property Acquisition

Properties that are deteriorated and available for sale will be considered for acquisition if their purchase would contribute to achieving the objectives of the conservation plan. In addition to these, other properties may be acquired after an authorizing resolution of NRHA's commissioners adopted after notice to the property owner that a) the property has been declared by NRHA to be economically infeasible to rehabilitate, or b) the owner has failed to rehabilitate his property to the Project's Property Rehabilitation Standards within one year after receipt of a written request to do so, or c)

acquisition of the property is necessary to achieve program objectives as stated in this plan.

Properties lying within the Project Area will be inspected on an on-going basis to determine whether or not they comply with the provisions of this Conservation Plan. The owners of properties which do not comply will be notified in writing of observed deficiencies and of the need to bring the property into compliance. In the event that a property has not been made to comply with the Property Rehabilitation Standards within one year after receiving a written request for such compliance, then NRHA may proceed to acquire the property by deed or by condemnation. The current policy of NRHA is that it will resort to condemnation only for failure to correct significant discrepancies, by which is meant a discrepancy which affects the safety or health of the occupant or which would have a substantial negative impact upon an economic evaluation of the property

Upon acquisition of project property, whether by deed or condemnation, NRHA will either 1) sell or lease the property under a contract obligating the buyer to renovate the same to bring it into conformance with the rehabilitation standards and the objectives of this Conservation Plan, or 2) demolish the structure or structures upon the property and then dispose of land for development for uses which are consistent with the provisions of this Conservation Plan, or 3) renovate the property to bring it

into compliance with the Property Rehabilitation and Conservation Standards, or 4) dispose of unimproved land for development for uses in accordance with this Conservation Plan.

In those instances where the property is acquired and is subsequently resold to a private developer, the disposition documents will contain appropriate restrictions to insure that the rehabilitation is completed and that the property will be used in a manner which is consistent with the objectives of the Plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than forty years from the date of the approval of the Plan by the Council of the City of Norfolk.

F. Financial and Technical Assistance

NRHA provides comprehensive financial and technical assistance to property owners to assist them in complying with the Rehabilitation and Conservation Standards, Exhibit E. Owners of property situated within the project area may request financial and/or technical assistance from NRHA to rehabilitate their property to the specifications set out in the Rehabilitation and Conservation Standards. To the extent that funds are available, financial assistance in the form of below market interest rates loans and/or deferred loans and/or "due on transfer" loans are provided to eligible homeowners through the Residential Rehabilitation Loan program. The loans and deferred loans will be for a term of

fifteen years, evidenced by a note and secured by a Deed of Trust. Determination of eligibility for the type of loan available to a property owner is made on an individual basis by NRHA staff after meeting with the property owner and discussing the specifics of the program.

Extensive and in-depth technical assistance is offered to property owners processing financial assistance through NRHA. An NRHA staff member with comprehensive training and experience in all phases of property rehabilitation will be assigned to assist in planning the work to be done and to provide information which may aid the owner in his or her selection of a contractor. NRHA staff will also make periodic inspections to determine the value and progress of the work and to insure that the work is in compliance with the contract specifications.

As one factor impeding the sound development of Willoughby is the lack of attention to aesthetic values, the Willoughby Conservation Project will not only address the compliance of properties with the project Rehabilitation and Conservation Standards, but may also require improvements which will serve to enhance the overall appearance of the property and the neighborhood in general. As a condition of providing the financial assistance described above, NRHA will conduct an aesthetic evaluation of the property including both the building and the grounds, and may require certain aesthetic improvements to be incorporated in the plans for the

property's rehabilitation. The costs of any required aesthetic improvements must be borne by the property owner, but will be eligible for inclusion in the rehabilitation financing provided by NRHA.

G. Exceptions to Strict Compliance

In the event that an individual owner-occupant of a unit containing one to four dwelling units cannot obtain the financial resources to pay for the improvements required to bring the property into full compliance with the Rehabilitation and Conservation Standards, but is nevertheless willing and able to complete all the work needed to satisfy those sections of the standards which protect the public health and safety, then upon application to the Conservation Project Review Board (established pursuant to Exhibit E below), such individual owner-occupants may be given a modified Certificate of Compliance permitting the accomplishment of work less than that which is needed to comply fully with the rehabilitation standards. Authorization for this lesser level of property improvements will remain in effect for such time as the owner resides in the dwelling, unless it is determined that because of changed circumstances the property owner has become financially capable of full compliance. At that time, full compliance with the Rehabilitation and Conservation Standards will be required.

H. Public Improvements

The following list of needed public improvements has been identified by the Willoughby Conservation Committee and NRHA staff, and to the extent funding is available, will be carried out under this Plan:

1. Pave paper street at 7th View on South Side of West Ocean View Avenue.
2. Construct public improvements to enhance commercial revitalization activities at 12th View and West Ocean View Avenue.
3. Repave and define the street edge on 13th View north of West Ocean View Avenue.
4. Repave Chela Street from 15th View Street to its western terminus.
5. Repave Worth Street and widen its intersection with West Ocean View Avenue.
6. Define street edges and implement drainage improvement efforts on 9th View between West Ocean View Avenue and Little Bay Avenue.

7. Define street edges on LeClair Street from West Ocean View Avenue south to Little Bay Avenue.
8. Repave all intersections on West Ocean View Avenue from Fourth View to Fifteenth View.
9. Regrade, repave, and define the street edge of Little Bay Avenue; implement stormwater drainage improvements.
11. Clear sidewalks of sand on the north side of West Ocean View Avenue where there are vacant lots or paper streets, and perform measures to control further erosion.
12. Place three-way stop sign on 9th View at its intersection with Little Bay.
13. Repave 6th View South of West Ocean View Avenue to its southern terminus.
14. Improve lighting fixtures along West Ocean View Avenue throughout the Project area.
15. Decrease speed on West Ocean View Avenue and on Little Bay Avenue by placing stop signs for all directions at three (3) or four (4) intersections along its length.

16. Improve stormwater drainage throughout the project area.
17. On streets where curb and gutter is not in place, install driveway aprons for existing properties to preserve the road edge.
18. Improve poor aesthetic conditions caused by overhead utilities, either by installing junction boxes, improving overhead delivery, or moving underground.

NRHA, with the assistance of a Project Area Committee to be established by the Willoughby Civic League, will continue to monitor the project area in order to identify and remedy public infrastructure deficiencies during the life of the Conservation Project.

I. Design Review

A design review process is necessary to establish and maintain property values, ensure the aesthetic and functional coordination essential to carrying out the objectives of the plan, and assure continuous maintenance of the Project. Therefore, developers who purchase property from NRHA shall be required as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements by NRHA, the Norfolk Design Review Committee, and finally by the City Planning

Commission. Reviews and approvals will be specifically concerned with but not limited to site planning, architectural layout, materials of construction, landscaping, access, and advertising and identification signs. These approvals of plans and specifications shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by the appropriate authority.

J. Programmatic Implementation/Coordination

It is recognized that the resolution of the problems facing the Willoughby Neighborhood will not only require an intensive effort on the part of NRHA and its program capabilities, but also a close and coordinated working relationship with the Conservation Committee of the Willoughby Civic League; City agencies such as the Division of Existing Structures, the Police Department, the Department of Public Works, the Department of Environmental Services, the Health Department; and other governmental agencies.

K. Conservation Project Review Board

A Conservation Project Review Board will be established in accordance with Section R-206.1 of the Property Rehabilitation Standards attached hereto as Exhibit E, for the purpose of

enforcing the Rehabilitation and Conservation Standards for this Project.

III. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. Real Estate Acquisition

In the acquisition of real property in the Willoughby Conservation Area, NRHA will make a diligent effort to acquire property by negotiating the purchase at a mutually agreeable acquisition price before instituting eminent domain proceedings. The process of negotiations will include review by NRHA's Executive Director or his designee, with the advice of Counsel, where the property owner believes some significant element of fair market value is being given insufficient consideration. In addition, NRHA will not require an owner to surrender the right to possession of his property until the NRHA pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. NRHA will not require any person lawfully occupying property to surrender possession without at least 90 days prior written notice from NRHA of the date on which possession will be required. NRHA will maintain all acquired property in a secure and non-hazardous condition until demolished

or rehabilitated. NRHA will also use its best efforts to keep vacant land in a reasonably clean and well-ordered condition.

B. Relocation

No occupant will be required to move from the acquired property until such time as decent, safe, and sanitary living accommodations can be secured by the occupant at a rent or purchase price which is his or her economic means. NRHA will make a diligent and concentrated effort to effect the relocation of families and individuals in such a manner that is not disruptive or hurtful. Technical assistance and counseling will be offered to aid in the identification of replacement housing which is safe, sanitary, decent, and affordable. Each family and individual will be provided with lists from NRHA's Housing Referral System of available housing within the financial means of the displaced persons.

C. Changes in Approved Plan

Any amendments to the plan will be submitted for review and comment to the Willoughby Civic League, and will be discussed at a scheduled public hearing. Formal adoption of amendments will be accomplished by the Commissioners of the Norfolk Redevelopment and Housing Authority and each amendment will be approved by the Council of the City of Norfolk.

D. Life Span of Project Activities

It is the intent of NRHA to proceed diligently to achieve completion of project activities and to obtain the objectives outlined in the plan. The rate of progress will be dependent upon funding and available manpower. To work toward this end, NRHA will work diligently to resolve deficiencies discussed previously. It will then select and designate at a public meeting which one or more target areas will be the subject of concentrated program activities. NRHA will monitor project activities continuously and strive to keep the Willoughby Civic League fully informed.

E. Non-Discrimination Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of non-discrimination with regard to race, color, creed, national origin, age, or sex in all aspects of its Conservation programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

F. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority actively involves project area residents as well as other citizens and community groups in the development of plans and in the execution of program activities. Citizen involvement and participation in the development of this Plan has been achieved through the Willoughby Civic League and representatives of the Willoughby community who were elected to a Conservation Committee. These participants have met to discuss and assist in the planning and design of the Conservation Plan. The participants have assisted in identifying plan objectives, determining project boundaries, identifying needed public improvements, and identifying structures to be acquired. Also identified was the critical need for the benefits, services and protection offered by the Conservation Plan. If this Plan is adopted, NRHA staff will continue to meet with the Willoughby Civic League and with the Conservation Project Review Board, throughout the lifespan of the project for the purposes of updating the residents and to obtain their suggestions, comments, and concerns relative to program activities.

EXHIBIT A

City Council Ordinance, September 1995

9/1/95 SB

Form and Correctness Approved:

B

[Signature]
Office of the City Attorney

EXHIBIT A

NORFOLK, VIRGINIA

Contents Approved:

By *[Signature]*
DEPT. Executive

Resolution 809

A RESOLUTION REQUESTING THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY TO INVESTIGATE THE WILLOUGHBY AREA TO DETERMINE IF IT IS BLIGHTED, DETERIORATED OR DETERIORATING AND TO PREPARE A CONSERVATION PLAN FOR THE SAME IF APPROPRIATE.

- - -

WHEREAS, the Council of the City of Norfolk is concerned with the physical conditions existing in that portion of the City ; known as Willoughby; now, therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That it appears to the Council of the City of Norfolk that housing stock of the Willoughby area may be deteriorating and eligible for conservation under Section 36-49.1 et seq. of the Code of Virginia, 1950, as amended, which area may be generally described as follow:

An area bounded generally by Fourth View on the east, the Chesapeake Bay on the north, Willoughby Bay on the south and the City of Hampton on the west.

Section 2:- That the Norfolk Redevelopment and Housing Authority is hereby requested to investigate the portion of the City described above and if such investigation indicates that the conservation of any slum, blighted, deteriorated or deteriorating area is feasible, to delineate such areas and prepare a conservation plan for the conservation thereof and, in the investigation of such area and the preparation of any plan for the conservation of any portions or all of such area, to work closely with the Department of City Planning and the City Planning Commission and residents, property owners and business interests.

Section 3:- That this resolution shall be in effect from and after its date of adoption.

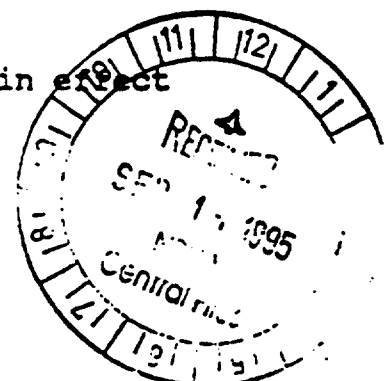


EXHIBIT B
Boundary Map

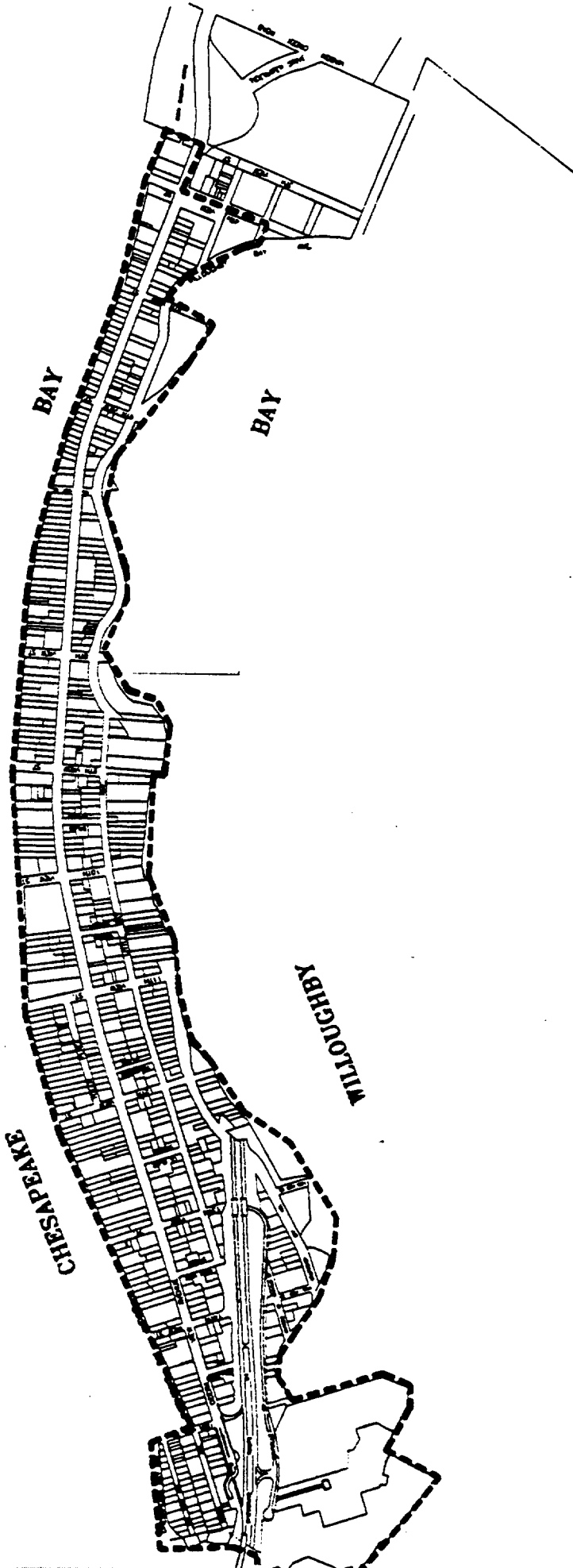


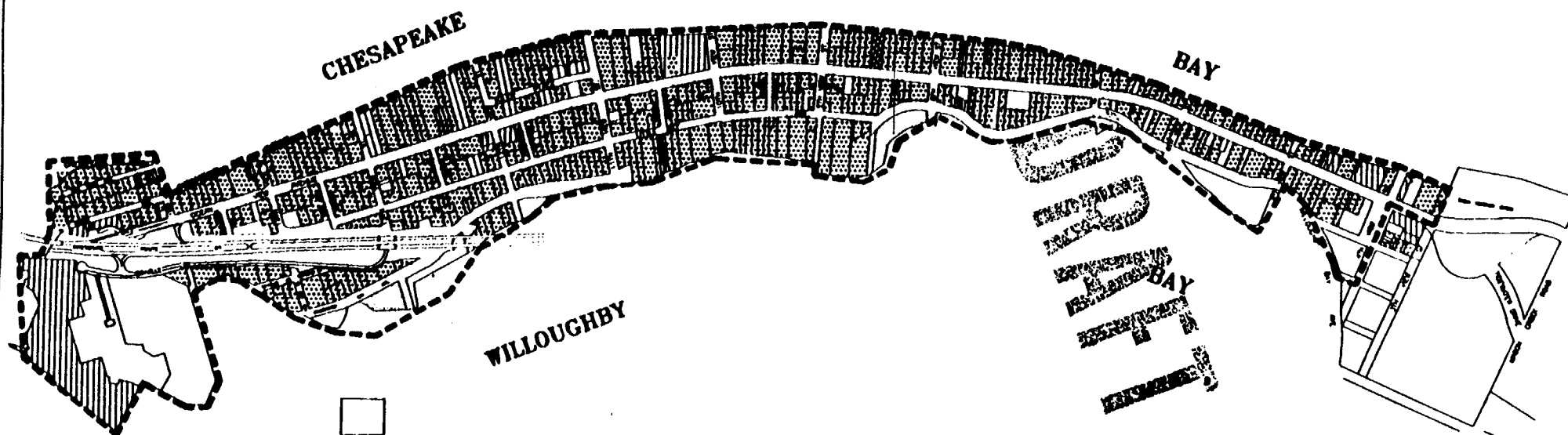
EXHIBIT B
WILLOUGHBY
Boundary Map






NEPA
November 18, 1990

Project Boundary ■■■■■■■■■■

EXHIBIT C

Land Use Plan



-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC FACILITIES
-  INSTITUTIONAL
-  VACANT

Project Boundary - - - - -

EXHIBIT C
WILLOUGHBY
 Land Use Map

NRMA

November 11, 1966

Exhibit D

Photographs of Existing Conditions

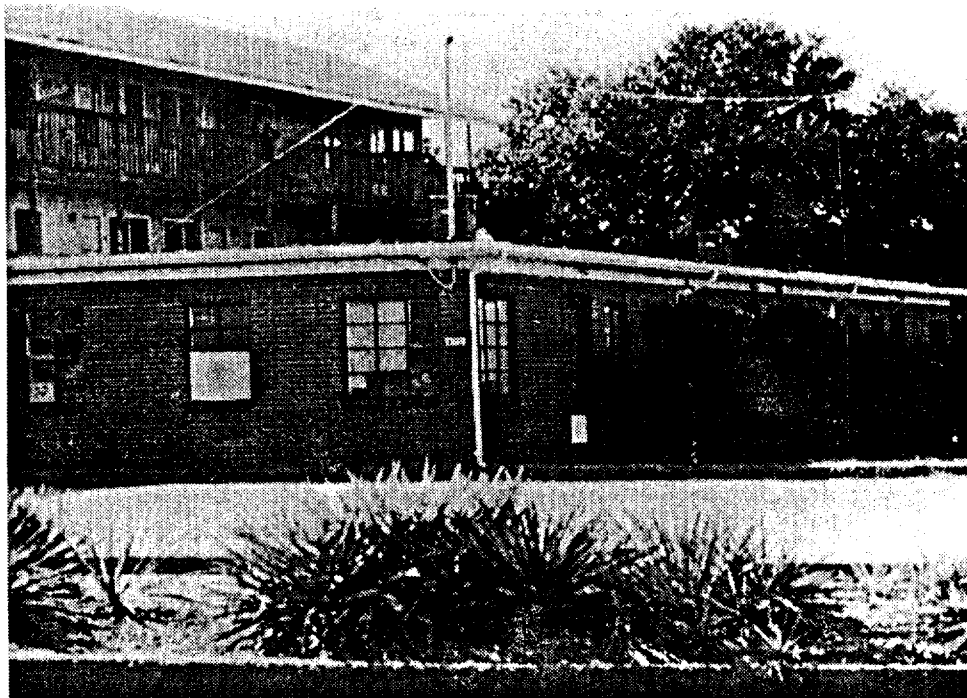
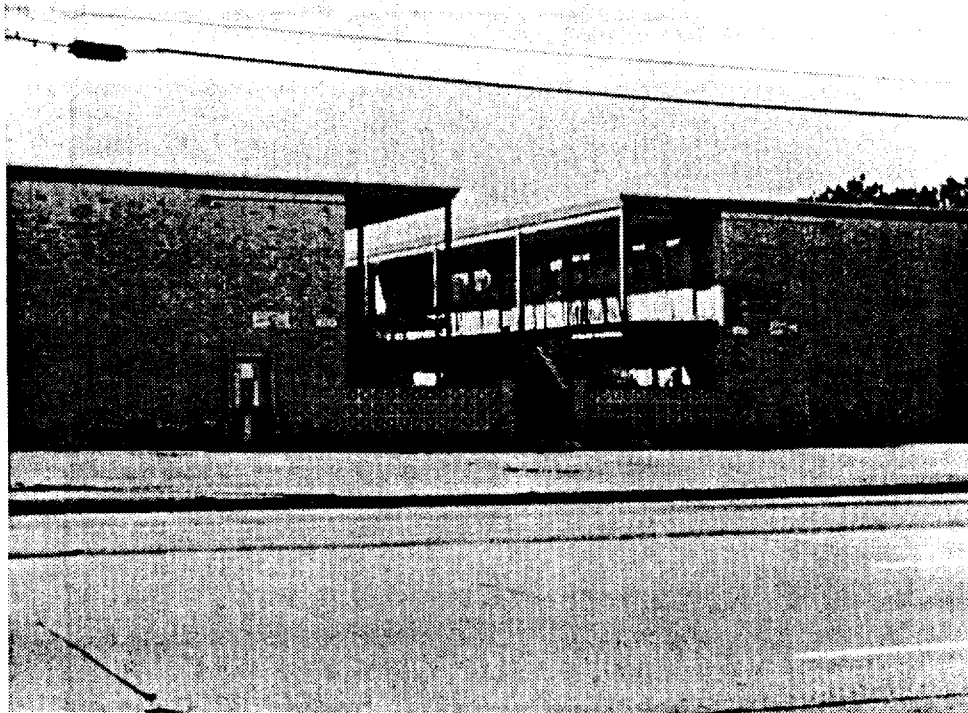


Exhibit D (continued)
Photographs of Existing Conditions

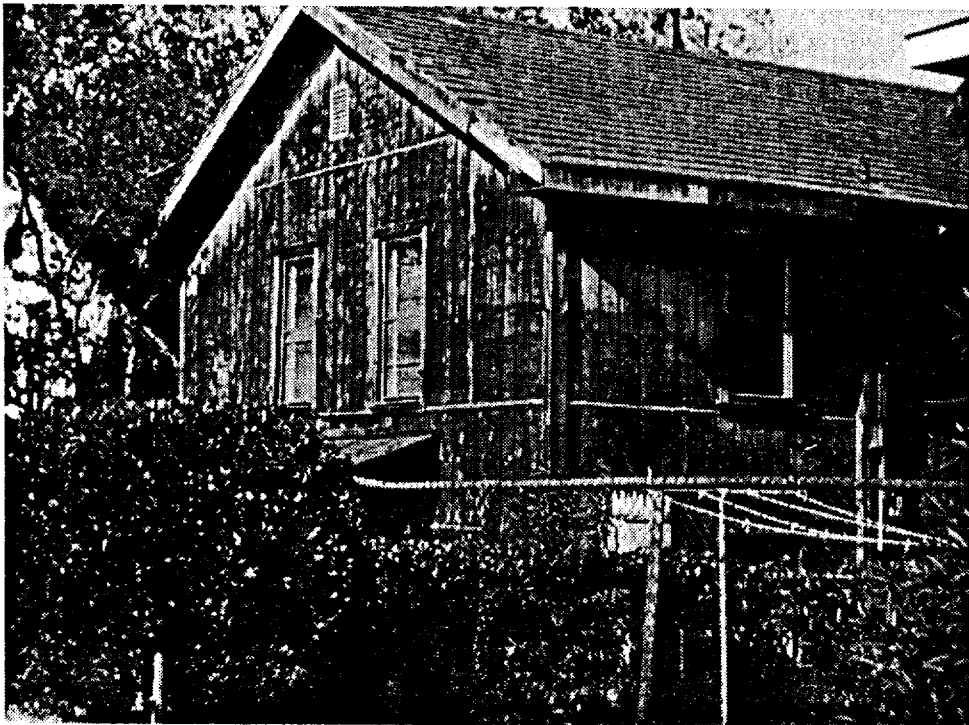
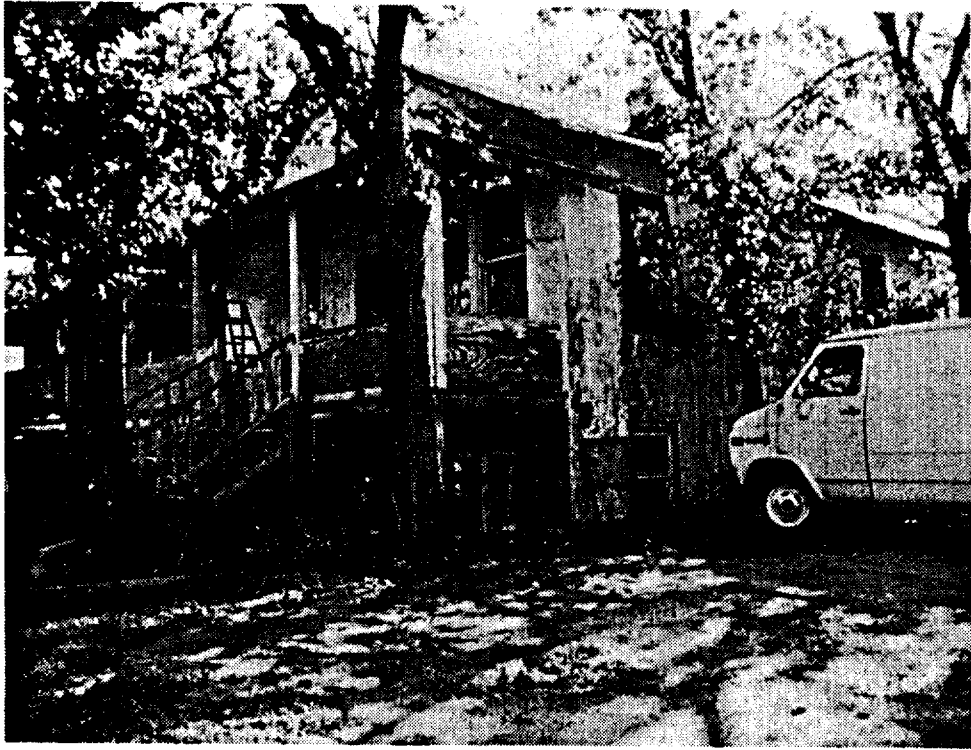


Exhibit D (continued)
Photographs of Existing Conditions

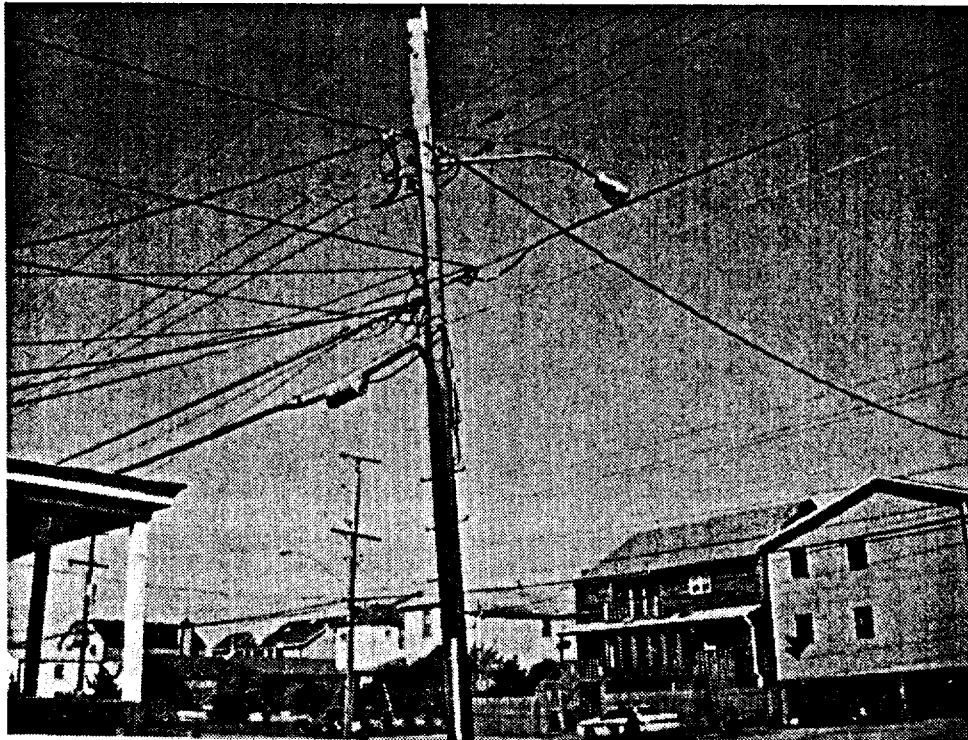
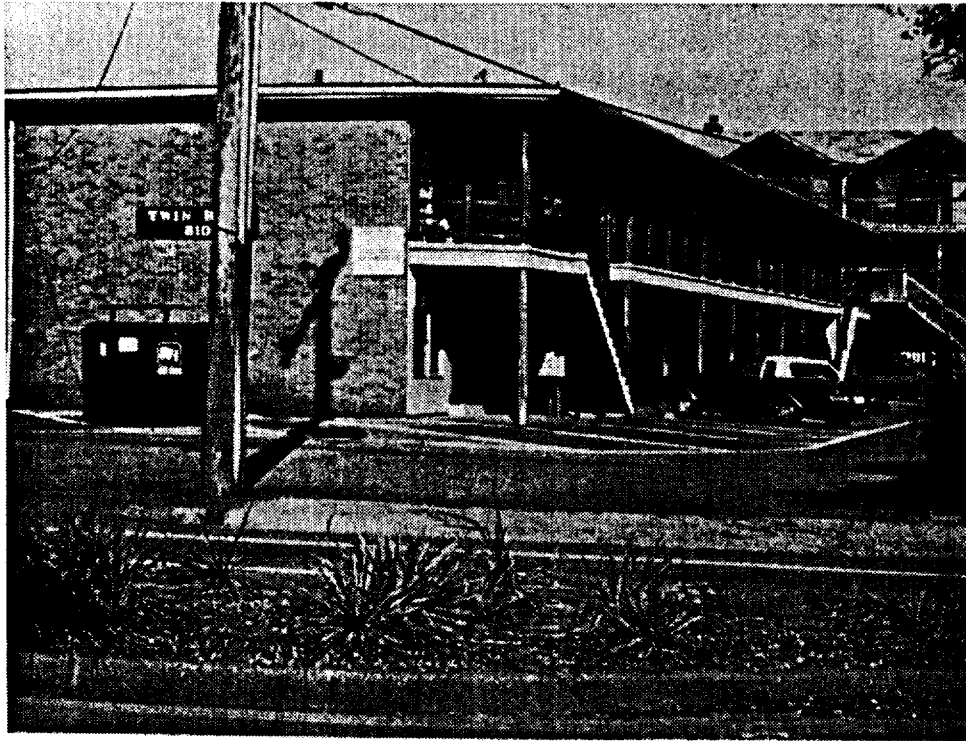


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Photographs of Existing Conditions

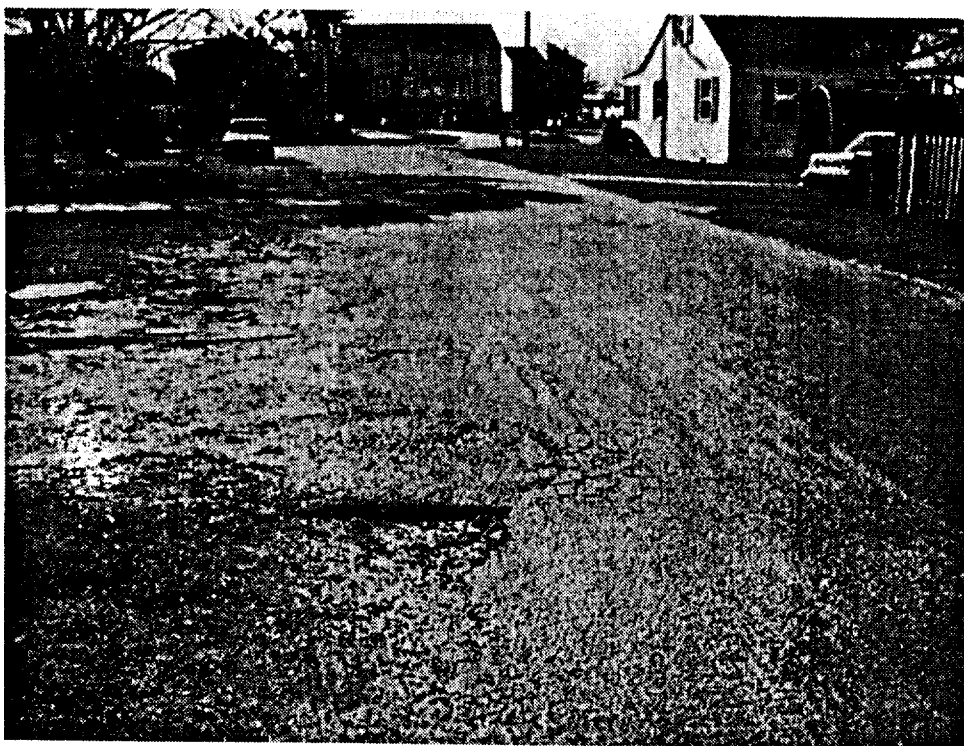


EXHIBIT E

Property Rehabilitation and Conservation Standards

PROPERTY REHABILITATION AND CONSERVATION STANDARDS

FOR

WILLOUGHBY

REHABILITATION AND CONSERVATION STANDARDS

for

WILLOUGHBY

Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alterations, rehabilitation, repair and maintenance of all properties located in the Conservation Project area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, which seeks prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties to maintenance levels which will assure market acceptance of the property.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

All properties in the Conservation Project Area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Uniform Statewide Building, Plumbing, Electrical, and minimum Housing Codes as adopted by the City of Norfolk. These code standards are hereby incorporated by reference and made part of these property standards.

In addition to compliance with local statutes, codes and ordinances, all properties in the Conservation Project Area shall conform to the standards which follow.

GENERAL ACCEPTABILITY CRITERIA

R201 SERVICE AND FACILITIES

R201-1 Utilities shall be independent for each property.

R201-2 Independent bath and kitchen facilities shall be provided for each dwelling unit; but common facilities for laundry, storage space and heating are permissible.

R201-3 Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.
- g. Proper food preparation space.
- h. Bathing facilities.

R202

ACCESS

R202-1

ACCESS TO THE BUILDING

Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R202-2

ACCESS TO EACH DWELLING UNIT

Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.

R203

METHOD OF DETERMINING NUMBER OF DWELLING UNITS

R203-1

Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a dwelling unit.

R203-2

A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.

R204

DILAPIDATED STRUCTURES

R204-1

All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.

R205

MAINTENANCE

R205-1

All structures and portions of structures and the component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from

defects, and shall be structurally sound so as to capably perform the function for which they were designed. Protection from the elements and against decay and rust shall be afforded by periodic application of a weather coating material or sealant. The exterior of all premises shall be maintained in such a manner that the appearance is not offensive or blighting to other properties. Trash, garbage and rubbish shall not be allowed to accumulate on the premises.

R206

ADMINISTRATIVE REVIEW PROCEDURE

R206-1

Prior to final determination that a property is in violation of or in default under these standards, the owners thereof, or any person having a direct Interest therein, shall have the right to petition for a review of any determination, requirement, recommendation, or finding made by the administrators of the Conservation Project. Such a petition should be addressed to the Conservation Project Review Board. The membership of this board shall be appointed by the Executive Director of the Norfolk Redevelopment and Housing Authority for three year terms and shall be nominated in the following manner:

1. Two members from the staff of the organization administering the Conservation Project.
2. Three members nominated by the Willoughby Civic League.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult, impractical or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2

A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.

- b. Long established local properties and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3

Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

SITE CRITERIA

R300

OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R302

SITE IMPROVEMENTS

The open space of each property shall provide for (a) the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

R303

BUILDING SITES

R303-1

Every building shall have yard space of such size and planned so as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R303-2

No existing main building shall be extended beyond the existing set back line of buildings on the same side of the street in the same block.

R303-3

Off-street parking areas and driveways must have an all-weather surface, properly maintained.

R304

FENCES OR SCREENING

R304-1

Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences, to screen unsightly views, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

R304-2

Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

R305

SIGNS

R305-1

"For Rent", "For Sale" and similar advertising

signs shall not exceed 5 square feet in size and if exposed to the weather, shall be constructed of weather-resistant materials.

R306

COMMERCIAL PROPERTIES

R306-1

The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all applicable codes.

R306-2

All loading areas, automobile service stations, access to drive-in food establishments and similar areas shall be paved and kept in good repair.

R307

GARBAGE AND TRASH STORAGE

R307-1

No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R307-2

Storage enclosures or facilities shall be reasonably compatible with existing structures, so as not to be unsightly, to provide suitable access and personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R308

VEHICLES

R308-1

Any vehicle, including a trailer, which is without a currently valid license plate or plates and is

in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed location or from the property.

R308-2 Under no circumstances shall a vehicle be parked in a front yard (a front yard being an open, landscaped or soft area, as opposed to a hard surfaced parking area located in front of a building.)

HOUSING STANDARDS

R400 OBJECTIVE

R400-1 To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

R400-2 SPACE STANDARDS

To provide space standards that will prevent overcrowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

R400-3 To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

R401 GENERAL

R401-1 Dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

- R401-1.1 The area occupied by a stair or by closets shall not be included in the determination of required room area.
- R401-1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with the same building planning standards as rooms above grade.
- R401-1.3 All floors and walls shall be maintained in a safe and sanitary condition, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.

R401-2 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT

- R401-2.1 Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU - Dwelling Unit	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	OHR - Other Habitable Room
DA - Dining Area	NP - Not Permitted
K - Kitchen	

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

- (4) Clear passage space.
- (5) Permitted in DU of O-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette
- (7) Permitted only in dwelling unit having no separate bedroom
- (8) Least dimension of appropriate room function applies.

SCHEDULE

Name of Space (1)	Room Count	Minimum Area 1 & 2 BR DU	(Sq. Ft.) 3 or more BR DU	Least Dimension (3)
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8"
K	1	50	60	3' - 0" (4)
K'ette (5)	1/2	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR	--	1 BR, 100	3 BR, 240	1st BR of each
	--	2 BR, 170	4 BR, 340	DU 8' - 0"
OHR	1	70	70	7' - 0"
LR-DA	1 1/2	160	180	(8)
LR-DR	2	200	220	(8)
LR-DA-K	2	210	240	(8)
K-DA (7)	1 1/2	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA (7)	1	60	80	(8)
LR-DA-BR (8)	2	220	---	(8)
LR-BR (8)	1 1/2	190	---	(8)

R401-3 DWELLING UNITS

R401-3.1 A dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.

R401-3.2 At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling or dwelling unit, except

that a single tub or shower shall suffice for not more than 8 persons. Occupancy shall not exceed these limitations.

R401-3.3

Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4

The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5

Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable rooms, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.

R401-4

CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1 At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7 1/2 feet; and the floor area of that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

R401-5 ROOM ARRANGEMENTS

R401-5.1 Access to all rooms within a dwelling unit shall be possible without passage through a public hall.

R401-5.2 Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.3 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.

R401-5.4 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6

KITCHEN FACILITIES

R401-6.1

Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adeqte space for installing a cooking range and refrigerator, and storage for cooking utensils.

R401-6.2

Minimum areas and dimensions of kitchen storage space shall be as followsj

- a. Total shelving in wall and base cabinets - 30 sq. ft. Useable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- b. Drawer space - 5 sq. ft.
- c. Counter work area - 5 sq. ft.

R401-7

BATH FACILITIES

R401-7.1

Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement if fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, sbould have a least dimension of 30 inches.

R401-7.2

Every non-residential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8

LAUNDRY FACILITIES

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9

CLOSETS

R401-9.1

Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The

space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

R401-9.3 Clothes closets shall have a shelf and rod.

R401-10 GENERAL STORE

R401-10.1 Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each dwelling unit shall be 100 cu. ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.

R402 LIGHT AND VENTILATION

R402-1 HABITABLE ROOMS

R402-1.1 All habitable rooms, except kitchens, shall have natural light provided by means of windows, glazed doors, or skylights. A glass area of at least 10

per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

R402-1.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchen a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.

R402-1.3 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2 KITCHENS

R402-2.1 Artificial light shall be provided and distributed so as to give illumination throughout.

R402-2.2 Ventilation shall be provided by natural means in

amounts as calculated for habitable rooms and not less than 3 square feet, or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3

BATHROOMS AND TOILET COMPARTMENTS

R402-3.1

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1] square feet, or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4

PUBLIC SPACES

R402-4.1

GENERAL

Adequate artificial light shall be provided for all public spaces.

R402-4.2

Public Entrance Spaces to Building

- a. All public entrance spaces should have natural light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.
- b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

R402-4.3

Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at

least 4 per cent of floor area) or mechanical ventilation.

- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.

R402-5 HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

R402-5.1 For habitable rooms below grade, the depth of the finished floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6 VENTILATION OF UTILITY SPACES

R402-6.1 Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-7 VENTILATION OF STRUCTURAL SPACES

R402-7.1 Natural ventilation of spaces such as attics and crawl spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-7.2 All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

R402-8 MECHANICAL VENTILATION SYSTEMS

R402-8.1 Mechanical ventilation systems shall have a capacity of at least 60 cubic feet per minute.

R403 DOORS AND ACCESS OPENINGS

R403-1 EXTERIOR DOORS

R403-1.1 Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	Existing	New
a. Main entrance door	3'0" X 6'6"	3'0" x 6'8"
b. Service doors	2'6" x 6'6"	2'6" x 6'8"

R403-1.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R403-1.3 Exterior doors or doors opening into public spaces have safe locks with keys provided.

R403-2 INTERIOR DOORS

R403-2.1 Existing doors in sound condition shall approximate in size the following, and minimum size of new doors installed in new openings shall be;

- a. Habitable rooms, 2' - 6" wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2' - 0" wide.
- c. Service stair doors, 2' - 6" wide.

- d. Cased openings, 2' - 6" wide.
- e. To public stairway enclosures, single door, 2' - 4" wide, each half.
- f. Height of existing doors, 6' - 6" minimum.

Height of new doors in new openings, 6' - 8".

R403-2.2 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R403-2.3 All door hardware shall be maintained in good operating condition.

R404 WINDOWS

R404-1 All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

R404-2 All cracked or broken glass must be replaced in accordance with the City Building Codes.

R405 STAIRWAYS

R405-1 All stairways shall provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-1.1 Stairways shall not be dangerous or to any substantial extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall

be maintained in a good state of repair.

R406

HALLWAYS

R406-1

GENERAL

R406-1.1

Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R407

MIXED RESIDENTIAL AND NON-RESIDENTIAL USES

R407-1

Any non-residential use of residential property shall be subordinate to its residential use and character.

R407-2

The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

R407-3

No non-residential use shall be permitted within the same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

FIRE PROTECTION

R500

OBJECTIVE

R500-1

To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within

the building, and by providing exits which will permit persons to leave the building with safety.

R501

GENERAL

R501-1

The properties within the Conservation Project Area shall be brought into conformity with the applicable fire prevention code of the City of Norfolk and shall comply with the additional requirements set out in these standards.

R502

EXITS

R502-1

Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway or openable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R502-2

Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by any device

which would impede or prohibit ready egress.

R502-3

In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.

R502-4

If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.

R502-5

When the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 feet, 6 inches above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

R502-6

Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.

R502-7

For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one hour fire resistance rating and flush type doors or doors deemed by the administering authority to provide sufficient fire retardation shall be

installed at each opening on the stairway.

R503

INTERIOR FIRE PROTECTION

R503-1

PARTY OR LOT LINE WALLS

R503-1.1

Semi-detached row or end row-dwellings shall be separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full-height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.

R503-2

WALLS, FLOOR AND CEILING CONSTRUCTION

R503-2.1

The underside of all flights of wood stairs, if exposed, shall be covered with a non-combustible material. Existing plaster in this location which is in good condition may remain.

R503-4

ENCLOSURE OF VERTICAL OPENINGS

R503-4.1

The enclosing walls of an elevator shaft shall be of non-combustible materials having not less than a two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R503-4.2

For properties containing more than four dwelling units, stairways from the first floor, leading to below-grade open space of rooms containing heating equipment, shall be enclosed with partitions providing at least a one-hour fire resistance rating.

This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R504

EXTERIOR FIRE PROTECTION

R504-1

EXTERIOR STAIRWAYS

An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

R504-1.2

Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of non-combustible materials.

R504-2

ROOF COVERING

In buildings of from one through four dwelling units existing roof covering or new roof covering contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2

In buildings of more than four dwelling units existing roof covering or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision; where the roof area of property is greater than 4,000 square feet, or is without separation from

adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R700-2 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R700-2.1 PREVENTIVE MEASURES

a. Windows or other openings near grade to have snugfitting screens;

- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;
- i. Comply with precautions or corrective actions recommended by bonded exterminators.

R701

EXTERIOR CONSTRUCTION AND FINISH

R701-1

WALLS

R701-1.1

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed.

Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2

All cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. The owner of any buildings over three stories or 35 feet in height having such decorative features shall submit to the Building Inspector within one year from the adoption of these Standards and every three years thereafter a report bearing the registered professional Engineer's Seal as to the condition and safety of such cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features.

R701-1.3

All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles siding) will be permitted other than as repair to existing siding of the same material.

R702

ROOFS

R702-1

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1

A weatherproof roof shall be maintained and all rainwater conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703

WINDOWS, DOORS AND OTHER OPENINGS

R703-1

Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2

Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

R704

CHIMNEYS AND VENTS

R704-1

Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705

FLOORS

R705-1

All sagging exterior floors and stairs must be repaired. If bracing is used, it must be esthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.

FLASHING, GUTTERS AND DOWNSPOUTS

R706-1

All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.

R706-2

All Outter and downspouts must be securely fastened and free from rust and holes.

R706-3

Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splashblocks or other means if necessary.

R706-4

Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

R707

INTERIOR CONSTRUCTION AND FINISH

R707-1

WALLS AND CEILINGS

R707-1.1

Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide cracks, breaks or loose plaster. A protective and finish coating shall be provided;

R707-1.2

All basement walls must be coated so as to remain dry at all times.

R708

FLOORS

R708-1

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration

R708-2

Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.

R708-3

In hallways, wood, a resilient floor, or carpeting are appropriate finished flooring materials.

R708-4

Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or treated so as to make floor surface reasonably impervious to water.

R708-5

Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

MECHANICAL EQUIPMENT

R800

OBJECTIVE

R800-1

To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture,

corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801

GENERAL

R801-1

For mechanical equipment see R201 Service and facilities.

R802

HEATING

R802-1

Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70° at a height of 3 feet above floor level with an outside temperature of 15° F, and said heating facilities shall be capable of heating all other rooms to 65° at a height of 3 feet above floor level with an outside temperature of 15° F.

R802-2

Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803

DOMESTIC WATER HEATING STORAGE

R803-1

CAPACITIES

Each building, or dwelling unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot

water in quantities equivalent to the table below:

Number Dwelling units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100° F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2

CAPACITIES-TANKLESS TYPE

R803-2.1

Instantaneous water heaters rated in gallons per minute-100° F. Rise shall be at least equivalent to the following:

1 Dwelling Unit Served	2.75 G.P.M.
2 " Units "	5.00 G.P.M.
3 " " "	7.75 G.P.M.
4 " " "	10.00 G.P.M.

fixtures or outlets sufficient for proper illumination and appliance usage.

R805-1.2

Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.

R805-1.3

All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 9 of the Uniform Statewide Building Code.

R805-1.4

No over-current protective devices shall exceed the limitations prescribed in the Uniform Statewide Building Code, and no over-current protection device shall be tampered with or altered so as to make it inoperative.

R805-1.5

Existing electrical facilities shall meet no less than the following minimum requirements:

- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is greater.
- b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.
- c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the Uniform Statewide Building Codes.

- d. At least one 20 amp circuit with two duplex outlets for each kitchen area.
 - e. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each dwelling unit.
 - f. If laundry facilities or laundry area are provided, a separate laundry circuit shall be installed.
-



City of Norfolk

Office of the City Manager

cc: Dir., City Planning & Codes Admin.
Exec. Dir., NRHA

January 27, 1998

To the Honorable Council
City of Norfolk, Virginia

Re: [REDACTED] Conservation
Plan

Lady and Gentlemen:

Presented herewith is the recommendation of the City Planning Commission on the Norfolk Redevelopment and Housing Authority's Willoughby Conservation Plan.

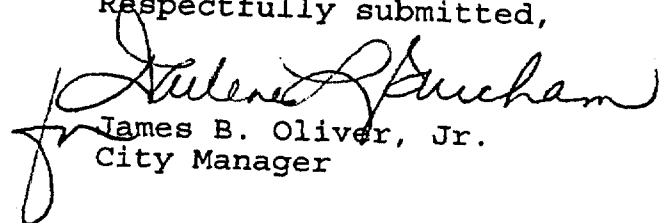
Following a December 19, 1997 joint public hearing on this matter between City Council, NRHA Board of Commissioners, and the City Planning Commission, the NRHA Board of Commissioners adopted the Redevelopment Plan on January 12, 1998. The City Planning Commission reviewed the plan at its meeting on January 22, 1998 and forwarded a positive recommendation to City Council.

This conservation area generally is a peninsula of land surrounded by the Chesapeake Bay on the North, the body of water known as "Little Bay" and associated wetlands on the South, and the convergence of the Bays and the Elizabeth River on the West; and on the East, is delineated by Third View Street to the Chesapeake Bay on the North side of West Ocean View Avenue, and Fourth View Street to a point intersecting with the wetland on the South side of West Ocean View Avenue. This conservation plan will afford the opportunity to promote the general welfare of the City of Norfolk by eliminating properties that are economically or structurally infeasible of rehabilitation and provide for the overall revitalization of the neighborhood.

The Planning Commission unanimously recommends that this redevelopment plan be approved.

Recommendation: Adopt resolution.

Respectfully submitted,


James B. Oliver, Jr.
City Manager

NRHANorfolk Redevelopment &
Housing Authority

Commissioners' Meeting Date:

January 12, 1998

.Ide:

8280
Commissioners' Resolution**RESOLUTION ADOPTING THE CONSERVATION PLAN
FOR THE WILLOUGHBY CONSERVATION PROJECT****Resolution:**

WHEREAS, the City of Norfolk has by resolution adopted on September 1, 1995 found to be deteriorating a portion of the City known as Willoughby which is a peninsula of land surrounded by the Chesapeake Bay on the North, the body of water known as "Little Bay" and associated wetlands on the South, and the convergence of the Bays and the Elizabeth River on the West; and on the East, is delineated by Third View Street to the Chesapeake Bay on the North side of West Ocean View Avenue, and Fourth View Street to a point intersecting with the wetland on the South side of West Ocean View Avenue; and

WHEREAS, pursuant to a request by the City of Norfolk this Authority has investigated the physical, environmental, and social conditions existing in Willoughby as well as the effect of said conditions upon the health, safety, morals, welfare, and economic well-being of the community as a whole; and

WHEREAS, this Authority has concluded that Willoughby, as described above, is deteriorating as a whole and contains pockets of blight which make it appropriate for inclusion in a conservation project; and

WHEREAS, there has been prepared and presented at this meeting a plan entitled "Willoughby Conservation Plan" (the Plan), consisting of 32 pages and 5 exhibits and containing provisions relating to the conservation of the project area; and

WHEREAS, the Plan was the subject of a Public Hearing held jointly by the Commissioners of this Authority and the Council of the City of Norfolk on December 19, 1997; and

WHEREAS, the Plan was reviewed and carefully considered in light of the foregoing at this meeting;

Commissioners' Action:

Moved by:

Seconded by:

☒ Approved
☐ Disapproved

Certified by:

"Over For Instructions"

NRHANorfolk Redevelopment
and Housing Authority**Continuation Of
Commissioners' Resolution**

8280

Title:

**RESOLUTION ADOPTING THE CONSERVATION PLAN
FOR THE WILLOUGHBY CONSERVATION PROJECT**

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY:

1. That it is hereby found and declared that the Willoughby Conservation Project Area as a whole is deteriorating and that certain pockets of blight exist in the Project Area; that the Project Area has been determined to contain certain properties which are economically or structurally infeasible of rehabilitation and should be acquired and demolished, that other properties will be acquired if their owners fail to rehabilitate them to project standards in accordance with provisions of the plan or if they are determined by this Authority to be infeasible of rehabilitation, and other properties may be acquired to achieve the objectives of the Plan regardless of their physical condition.
2. That the Conservation Plan for the Conservation Project Area is hereby adopted and in all respects approved and the Secretary is hereby directed to file a certified copy of the Plan with the minutes of this meeting and the Executive Director is authorized to forward the Plan to the Council of the City of Norfolk for its approval.

Commissioners' Action:

Moved by:

Seconded by:

☒ Approved
☐ Disapproved

Certified by:



1/22/98 1m RHP

Form CC

Form and Correctness Approved:

By RHP
Office of the City Attorney

Contents Approved:

By Leanne M. Newson
DEPT. Planning & Codes

NORFOLK, VIRGINIA

Resolution 923

R-7

A RESOLUTION ADOPTING A CONSERVATION PLAN FOR THE WILLOUGHBY CONSERVATION PROJECT AREA AND CONCURRING IN THE RESOLUTION HERETOFORE ADOPTED BY THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY.

- - -

WHEREAS, the Norfolk Redevelopment and Housing Authority (hereinafter "the Authority") has prepared a Conservation Plan for the project area known as the Willoughby Conservation Area; and

WHEREAS, the Authority has adopted a resolution approving the Conservation Plan; and

WHEREAS, the Conservation Plan and the resolution have been presented to this Council for appropriate action; and

WHEREAS, Council has maturely considered the proposed Plan and the resolution as adopted by the Authority; and

WHEREAS, the Council finds the Plan and the resolution to be appropriate and proper in all respects; now, therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That the proposed Conservation Plan for the Willoughby Conservation Project Area be, and the same hereby is, approved, ratified and confirmed.

Section 2:- That the area to be included within the Willoughby Conservation Project Area is described as follows:

The Willoughby Neighborhood, also known as "Willoughby Spit," is a peninsula of land surrounded by the Chesapeake Bay on the North, the body of water known as "Little Bay" and associated wetlands on the South, and the convergency of the Bays and the Elizabeth

River on the West. The Eastern boundary is Third View Street to the Chesapeake Bay on the North side of West Ocean View Avenue, and Fourth View Street to a point intersecting with the wetland on the Southern side of Seton Street on the South side of West Ocean View Avenue.

Section 3:- That this Council joins in and concurs in the attached Resolution No. 8280, adopted by the Board of Commissioners of the Authority on January 12, 1998.

Section 4:- That the appropriate City Officers are hereby authorized to do all things necessary to implement and carry out the approved Conservation Plan, acting in concert where necessary with representatives of the Authority.

Section 5:- That this resolution shall be in effect from and after the date of its adoption.

CITY OF NORFOLK, VIRGINIA

RESOLUTION No. 923

Motion: Requirement prescribed by Section 14 of the Norfolk City Charter that the ordinance shall be read at two regular meetings of the Council not less than one week apart be dispensed with.

RECORD OF COUNCIL VOTE									
Council Member	AYE	NAY	N.V.	A.B.	Council Member	AYE	NAY	N.V.	A.B.
DR. ANDREWS	X				DR. ANDREWS	X			
MR. COLLINS	X				MR. COLLINS	X			
MRS. HESTER	X				MRS. HESTER	X			
MR. PHILLIPS	X				MR. PHILLIPS	X			
MR. RIDDICK	X				MR. RIDDICK	X			
MR. WRIGHT	X				MR. WRIGHT	X			
MR. FRAIM	X				MR. FRAIM	X			
TOTAL VOTE	7	0			TOTAL VOTE	7	0		
MOTION ADOPTED JANUARY 27, 1998					RESOLUTION ADOPTED JANUARY 27, 1998				
FIRST READING					ADOPTED ON SECOND READING				
X - INDICATES VOTE					N.V. - ABSTAINED		A.B. - ABSENT		

FINAL VOTE: 7 AYES 0 NAYS _____ ABSTAINED

ADOPTED BY COUNCIL OF THE CITY OF NORFOLK, VIRGINIA, ON JANUARY 27, 1998, EFFECTIVE JANUARY 27, 1998.

Teste:


PAUL D. FRAM, PRESIDENT


R. BRECKENRIDGE DAUGHTREY, CITY CLERK

